

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: July 25, 2014

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Thursday July 31, 2014 at 8:00 P.M. in room 206 of Darien Town Hall. A copy of the agenda is below.

PLANNING AND ZONING COMMISSION AGENDA

Room 206

Thursday, July 31, 2014 8:00 P.M. Darien Town Hall, 2 Renshaw Road

PUBLIC HEARING

Continuation of Public Hearing regarding Proposed Amendment to Darien Zoning Regulations put forth by Penelope Glassmeyer. Proposing to amend the Darien Zoning Regulations by establishing an overlay zone that would apply to larger sites in the R-1 Residence Zone served by public water supply and sanitary sewer. It would allow multi-family age-restricted developments by Special Permit in the R-1 Zone, if the overlay zone is placed upon a property. *DEADLINE TO CLOSE PUBLIC HEARING IS 7/31/2014.*

Continuation of Public Hearing regarding Coastal Site Plan Review #184-A, Flood Damage Prevention Application #195-A, Land Filling & Regrading Application #102-A, Town of Darien, 36 and 30 Goodwives River Road, and 11 Queens Lane. Proposing to repair the Upper Pond dam; construct a fish ladder; remove approximately 9,000 cubic yards of sediment; restore aquatic and shoreline habitats of the Upper Pond; and perform related activities within regulated areas. The subject properties are located on the Goodwives River and: at 36 Goodwives River Road (Map #63, Lot #105); 30 Goodwives River Road (Map #63, Lot #104); and 11 Queens Lane (Map #63 Lot #99), approximately 800 feet south of its intersection with Old King's Highway South, in the R-1 Zone. *PUBLIC HEARING OPENED 7/15/2014.*

GENERAL MEETING

Amendment of Special Permit Application #22-O/Site Plan, Coastal Site Plan Review #27-D, Flood Damage Prevention Application #20-D, Tokeneke Club, Inc., 4 Tokeneke Beach Drive/Butler's Island Road. Proposal to amend the previously approved plans by: separating the bathhouse into two smaller buildings; and expanding the area available for lockers.

Subdivision Application #577-A, Coastal Site Plan Review #60-B, Land Filling & Regrading Application #318, DFK, LLC, 8 Cross Road. Requested amendments to previously approved plans.

2016 Town Plan of Conservation & Development.

Review of consultant submittals, and selection of consultant(s).

Deliberations and possible decisions on the following matters:

Land Filling & Regrading Application #234-A, Jim & Mary Wise, 7 Andrews Drive. Proposal to add to the existing residence; add a new terrace; remove the old deck and build a new deck; and replace existing retaining wall with terraced retaining walls; and perform related site development activities. *DECISION DEADLINE: 9/11/2014.*

Coastal Site Plan Review #200-A, Flood Damage Prevention Application #217-A, Dmitry Melnick, 2572 Boston Post Road. Proposing to construct a fixed pier with access stairs, and perform related site development activities within regulated areas.

Land Filling & Regrading Application #330, Edward and Colleen Lyons, 17 Salt Box Lane. Proposal to fill and regrade in association with the construction of a stone masonry ramp within fifteen feet of the southwest property line; and perform related site development activities.

Coastal Site Plan Review #205-A, Flood Damage Prevention Application #219-A, Land Filling & Regrading Application #331, Mark Filanowski, 71 Arrowhead Way. Proposing to reposition the driveway; reposition the front walkway and steps; extend the existing front portico; and to perform related site development activities within regulated areas.

Flood Damage Prevention Application #303-A, Patrick & Lauren Palomo, 104 Rose Lane. Proposing to construct an addition to the existing residence and perform related site development activities within a regulated area.

Coastal Site Plan Review #84-E, Flood Damage Prevention Application #74-E, Land Filling & Regrading Application #301-A, Hokin, 25 Shipway Road and Love, 17 Shipway Road. Proposing to jointly grade the two properties and to perform related site development activities within regulated areas.

Business Site Plan #218-A/Special Permit, Papa Joe's Restaurant, 1973 Boston Post Road. Proposing to expand the existing restaurant into approximately 1,275 square feet of first floor space, establish a bar within a portion of the space, and to perform related site activities.

Deliberations ONLY on the following matters if the hearing is closed:

Proposed Amendment to Darien Zoning Regulations put forth by Penelope Glassmeyer. Proposing to amend the Darien Zoning Regulations by establishing an overlay zone that would apply to larger sites in the R-1 Residence Zone served by public water supply and sanitary sewer. It would allow multi-family age-restricted developments by Special Permit in the R-1 Zone, if the overlay zone is placed upon a property.

Coastal Site Plan Review #184-A, Flood Damage Prevention Application #195-A, Land Filling & Regrading Application #102-A, Town of Darien, 36 and 30 Goodwives River Road, and 11 Queens Lane. Proposing to repair the Upper Pond dam; construct a fish ladder; remove approximately 9,000 cubic yards of sediment; restore aquatic and shoreline habitats of the Upper Pond; and perform related activities within regulated areas.

Staff update regarding ongoing projects.

Approval of Minutes

June 24, 2014	Public Hearing/General Meeting
July 1, 2014	General Meeting
July 8, 2014	Public Hearing
July 15, 2014	Public Hearing
July 22, 2014	Public Hearing/General Meeting

Any Other Business cannot be considered, since this is a Special Meeting

ADJOURN.